BENGALURU NORTH CITY CORPORATION

Office of the Executive Engineer, Special Division,
, Bangalore-560092.
e-mail of the tender inviting authority: eesdbncc@gmail.com

SHORT TERM TENDER NOTIFICATION

(Through GOK KPP Portal Only)

Mapping of buildings and campuses using Total Stations & documenting floor-wise land utilization area statements. Within the jurisdiction of BENGALURU NORTH CITY CORPORATION

Bengaluru North City Corporation

Office of the Executive Engineer, Special Division, Amruthahalli Main Road, Byatarayanapura, Bengaluru560 092.

No. BNCC/EE/SD/TEND/11/2025-26 Dated: 23-01-2026

INVITATION FOR TENDER (IFT)
SHORT TERM TENDER NOTIFICATION
(Through Karnataka Public Procurement Portal only)
(Two Cover System)

1. The Executive Engineer, Special Division, BNCC invites tender on behalf of the Commissioner, BNCC, Bengaluru from eligible registered agencies in any state Govt. Organization for providing services mentioned in the Table below. The tenderers may submit tenders for the goods given in the table through KPPP portal of the Government of Karnataka (viz http:/KPPP.karnataka.gov.in). The tenderers are advised to note the minimum qualification criteria as per standard **Tender Document.**
2. Tender documents may be downloaded from the KPPP portal of The Government of Karnataka**.**
3. Tenders must be accompanied by earnest money deposit specified for the goods in the Table below. Earnest money deposit will have to be in any one of the forms as specified in the Tender document and shall have to valid for **180 days** beyond the validity of the tender.
4. Other details can be seen in the tender documents.
5. Cost of Tender Form will be Non-refundable as per e-Procurement Portal.

Sl. No	Name of the projects	EMD (Rs.)
1	Mapping of buildings and campuses using Total Stations & documenting floor-wise land utilization area statements. Within the jurisdiction of Bengaluru North City Corporation	Rs.1.00 Lakhs

Time Schedule/Calendar of events:

1	Last date & time for Queries (only through online)	:	31/01/2026 upto 4.00 PM.
2	Date and time of per-bid meeting	:	31/01/2026 upto 3.00 PM.
3	Last Date & Time for receipt of Tenders	:	06/02/2026 upto 4:00 PM.
4	Opening of Technical bid	:	On 07/02/2026 at 4:30 PM if possible next working day.
5	Opening of Financial bid (If	:	On 09/02/2026 at 4:00 PM if possible

	Possible)		

ESSENTIAL CONDITIONS:

1. Tender documents may be downloaded from Government of Karnataka Public Procurement Portal website https://kppp.karnataka.gov.in under login for Contractors. Aspiring Bidders/Contractors who have not registered in e-procurement should register before participating through the website https://kppp.karnataka.gov.in or contact KPPP Helpdesk at 080 – 22485867 / 22485927.
2. The Tender will remain valid for 180 Days from the Date of Opening of Tender.
3. Tenders must be accompanied by Earnest Money Deposit specified for the work in the Table Earnest Money Deposit will have to be in specified in the Standard Tender document.

4. Any Corrigendum / Modification will be notified in the Karnataka Public Procurement portal only.

Sd/-
Executive Engineer
Special Division,
Bengaluru North City Corporation.

Copy Submitted to:-

1. The Chief Commissioner (GBA) for kind information.
2. The Commissioner (BNCC) for kind information.
3. The Additional Commissioner (Developments) for kind information.
4. The Chief Engineer, Zone-1 (BNCC) for kind information.
5. The Superintendent Engineer, Zone-1 (BNCC) for kind information.
6. The Tender bulletin officer, GBA for requesting to publish the tender information in tender bulletin.
7. Public Relation Officer BNCC for information and to publish in two leading Newspapers in Kannada and English.

Executive Engineer
Special Division,
Bengaluru North City
Corporation

1) Eligibility criteria:

Legal Entity Eligibility Criteria:

a) The Bidder must be a registered company or a partnership firm or proprietary firm active and functional for at least 10 years and has an office in Bengaluru City. The proof of being such an entity shall be submitted in the form of Certificate of Incorporation or Certificate as Partnership Firm under relevant law or proof of being a Proprietary Firm.

b) Should have PAN Registration, GST Registration, Professional Tax Registration and Fund (EPF) Registration.

Survey Related Infrastructure Eligibility criteria:

The bidder must own the following survey infrastructure in its name:

a) At least 2 Sets of Multifrequency DGPS (Differential Global Positioning Systems) for setting up control points along with Legal License of DGPS Data Processing Software
b) At least 5 (Five) Total Stations.
c) At least 2 legal Licenses of AutoCAD for preparation of drawings.
d) At Least 1 large format (A0 size) color plotter.

Financial Eligibility Criteria:

e) The bidder must have an Average Annual Turnover of at least Rupees One Crore over the past 5 years.
f) The bidder must submit audited balance sheets for the past 5 financial years.

Similar Work Eligibility Criteria:

g) The Company should have successfully completed preparation of Land Utilization Statements for buildings using Total Stations/LiDAR and DGPS for at least 2,00,000 Sq. ft. (Two Lakh Square feet) in total and not less than 1,00,000 (One Lakh) Square Feet from one single

Campus/Premises within BNCC limits. Copies of Work Order, Completion Certificate and proof of payment for the same must be furnished.

h) Proposals from joint Ventures/Consortia/Consortium are not acceptable.

Note:- Documentary Proof of fulfillment of all above criteria duly Notarized has to be attached.

2) Scope of Work and Deliverables

2.1 Scope of Work

The selected bidder shall undertake a comprehensive property survey and prepare accurate floor-wise CAD drawings and area statements in accordance with BNCC's specifications. The scope includes on-site measurement, data verification, preparation of digital outputs, and submission of all required deliverables within the prescribed timelines.

2.2 Key Clauses and Conditions (Based on Past Experience)

2.2.1 Dispute Resolution and Re-survey

In the event of any dispute or objection raised by property owners regarding the measurements recorded in the survey report, the bidder shall, upon BNCC's direction, undertake **one (1) or two (2) resurveys** to substantiate and validate the reported measurements.

2.2.2 Data Ownership and Confidentiality

a. All survey data, CAD drawings, reports, photographs, and related outputs generated under this contract shall be the **exclusive property of BNCC**.
b. The bidder shall **not reuse, reproduce, share, or disclose** any portion of the data or deliverables without the **prior written consent** of BNCC.
c. The bidder shall execute a **Confidentiality and Non-Disclosure Agreement (NDA)** prior to commencement of work to ensure proper handling and protection of sensitive property data.

2.2.3 Timelines for Completion

The entire property survey, including data collection, processing, preparation of drawings, and submission of deliverables, shall be **completed within thirty (30) days** from the date of issue of the work order.

Any delay beyond the stipulated period shall attract penalties or action as per BNCC's terms and conditions.

2.3 Deliverables

The bidder shall submit the following **mandatory deliverables** in both **soft (CAD/DWG format)** and **hardcopy (A3/A2 size)** formats:

2.3.1 Floor-wise CAD Drawings

Each floor plan shall be prepared in CAD format with clearly labelled functional areas using suitable **layers and color codes**, covering but not limited to:

- Lift
- Staircase
- Lobby
- Office
- Store room
- Garbage Room
- Parking Area
- Ramp
- Open Space
- Mobile Tower(s) (if any)

2.3.2 Separate Drawings for Each Level

Separate and distinct CAD drawings shall be prepared for:

- Basement(s)
- Ground Floor
- Each Upper Floor
- Terrace Floor

2.3.3 Floor-wise Area Statement

Each floor drawing shall include a **tabulated area statement** adjacent to the drawing, indicating:

- Usage Type
- Area (in Sq. Ft.)
- Remarks (if any)

2.3.4 Abstract of Total Areas

A consolidated **abstract** summarizing all measured areas shall be submitted, covering:

- Total Building Area (sum of all floors)

- External Structures (e.g., STP, Sheds, Garbage Room, Security Cabin)
- Surface Parking and Open Structures

3) Interested Eligible Vendors may obtain further information at office of the Executive Engineer, Special Division, BNCC, Bangalore-560048 on any working day during working hours.

4) The conditional proposals will be rejected

5) Vendors shall upload all the Signed, Sealed and Scanned copies of certificates pertaining to their eligibility criteria, Essential conditional criteria, financial criteria documents, etc., No physical documents shall be considered. All the participants shall produce all the original documents for verification whenever necessary.

6) For those Vendors whose Technical proposals do not satisfy the Eligibility Criteria as mentioned above will not be qualified in the technical evaluation and rejected.

7) The Financial Bids of only the technically qualified bidders shall be opened.

8) The proposals will remain valid for the period of 90 days of the deadline from the date of submission of proposal.

9) The BNCC reserves the right to reject any or all the proposals without incurring any liability or obligation to inform the Vendors or the reasons for such action.

10) Corrigendum's/ Modifications/ Corrections if any will be published in Website only.

Sd/-
Executive Engineer
Bengaluru North City Corporation

COPY SUBMITTED TO:-

1. The Chief Commissioner (GBA) for kind information.
2. The Commissioner (BNCC) for kind information.
3. The Additional Commissioner (Developments) for kind information.
4. The Chief Engineer, Zone-1 (BNCC) for kind information.
5. The Superintendent Engineer, Zone-1 (BNCC) for kind information.
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A.DETAILS OF THE FIRM

1	Name of The Firm/Company	
2	Date of Establishment	
3	Address Details	
3	Registered office/Head office Address	
	Telephone	
	Fax	
	Mobile	
	Email	
	Website	
3	Address for correspondence	
	Telephone	
	Fax	
	Mobile	
	Email	

Seal & Signature of Authorized Representative

C. CHECK LIST FOR DOCUMENTS SUBMITTED BY APPLICANT

Sl. No	Name of Document	Attached (Yes/No)
A. Administrative Criteria		
1	Registered office in Bangalore and existence of firm for at least 10 years.	
2	Balance Sheet for last 5 Years	
3.1	PAN Registration	
3.2	GST Registration	
3.3	Professional Tax Registration	
3.4	EPF Registration	
B. Technical Criteria		
1	Survey as main activity of the company	
2	At least 2 Civil Graduate Engineers	
3	At least 5 Total Stations	
4	At least 2 Sets of Multifrequency DGPS (Differential Global Positioning Systems) with Legal License of DGPS Data Processing Software	
5	Licensed CAD Software	
6	Own Large format Plotter	
C. Relevant Experience and Empanelment		
1	At least 10,00,000 Sqft from one single order for B_CC	

Format for Anti Collusion Certificate

(On the Letterhead of the Bidder or All members of Consortium)

To,
Executive Engineer
_____ Division ,
_____ Zone,
B_CC, Bangalore-560-__
Karnataka, India

Sub:- **Providing services for Mapping of buildings and campuses using Total Stations & documenting floor-wise land utilization area statements. Within the jurisdiction of BENGALURU NORTH CITY CORPORATION**

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We hereby certify and confirm that in the preparation and submission of our Proposal for **Providing services for Mapping of buildings and campuses using Total Stations & documenting floor-wise land utilization area statements. Within the jurisdiction of BENGALURU NORTH CITY CORPORATION Limits**, we have not acted in concert or in collusion with any other Bidder or other person(s) and also not done any act, deed or thing which is or could be regarded as anti-competitive.

We further confirm that we have not offered nor will offer any illegal gratification in cash or kind to any person or agency in connection with the instant Proposal.

Dated this _____ Day of _____ 2025

_____
(Name of the Bidder)

_____
(Signature of the Authorized Person)

_____
(Name and designation of the Authorized Person)

Signature of the Bidder

Format for Undertaking

(On stamp paper of appropriate value)

To, Date:

Executive Engineer,
_____ Division ,
_____ Zone,
B_CC, Bangalore-560-0__,
Karnataka, India

Sub:- **Mapping of buildings and campuses using Total Stations & documenting floor-wise land utilization area statements. Within the jurisdiction of BENGALURU NORTH CITY CORPORATION**

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We confirm that we are not barred or blacklisted by BNCC, Government of Karnataka (GOK), any other State Government in India (SG) or Government of India (GOI), or any of the agencies of GOK/SG/GOI or any other Procuring Entities within the meaning of the Karnataka Transparency in Tenders Act and the rules made there under, from participating in urban infrastructure or any other projects (contracting or otherwise) as on the Proposal Due Date indicated in the EOI document issued by BNCC.

Yours faithfully,

(Signature of Authorized Signatory)

(Name and designation of the Authorized Person)

Signature of the Bidder.

FINANCIAL PROPOSAL

Providing services for Mapping of buildings and campuses using Total Stations & documenting floor-wise land utilization area statements. Within the jurisdiction of BENGALURU NORTH CITY CORPORATION

I/We having examined the bid document and understood its contents hereby submit my/ our financial proposal to **Mapping of buildings and campuses using Total Stations & documenting floor-wise land utilization area statements. Within the jurisdiction of BENGALURU NORTH CITY CORPORATION limits.** The bid is unconditional and unqualified.

Sl No	**Description of the work**	**Unit**	**Rate (Inclusive of all taxes**	
			Rs. In figures	**Rs. in words**
1	**Providing services for Mapping of buildings and campuses using Total Stations & documenting floor wise land utilization area statements. including all Taxes and Services**	Per Sq.ft		

Bidder

NOTE.

1. Bid prices shall be quoted by the Tenderer in Indian Rupees.
2. If Bid price in words do not tally with Bid price in figure then the Bid price which amounts to the highest bid amount shall be taken as correct and this will be done by the procuring entity in accordance with the procedure for correction by giving prompt notice of any such correction to the supplier or contractor. If the bidder does not accept the corrected amount, the bid will be rejected, and the earnest money may be forfeited.